

23

MEMORANDUM

Tabled April 23, 1970

TO: Boston Redevelopment Authority

Resubmitted: June 4, 1970

FROM: John D. Warner, Director

SUBJECT: BOARD OF APPEAL REFERRAL

Re: Petitions Nos. Z-1844-Z-1851
Faulkner Hospital
1153 Centre Street & 30-62
Allandale Road, Jamaica Plain

Petitioner seeks nine Forbidden Use Permits and three variances to erect a seven story 335-bed hospital, a three story accessory garage and seven 2½ story dwellings containing 88 units in a Single Family (S-.3) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
<u>1153 Centre Street</u>	(7 story hospital)		
Sect. 8-7	A hospital is Forbidden in an S-.3 district		
Sect. 8-7	A hospital providing custodial care for drug addicts, alcoholics or mentally ill persons is Forbidden in an S-.3 district.		
Sect. 14-2	Lot area for additional unit is insufficient	6000 sf/du	4512 sf/du
Sect. 15-1	Floor area is excessive	0.3	0.14
Sect. 16-1	Height of building is excessive	2½ stories	7 stories
		35 ft.	104 ft.
<u>30-38 Allandale Road</u>	(20 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district.		
<u>40-40A Allandale Road</u>	(8 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district		
<u>42-46 Allandale Road</u>	(20 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district.		
<u>48-48A Allandale Road</u>	(8 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district.		
<u>50-50A Allandale Road</u>	(8 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district		
<u>52-56 Allandale Road</u>	(12 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district		
<u>58-62 Allandale Road</u>	(12 apartments)		
Sect. 8-7	Multi-family dwelling is Forbidden in an S-.3 district		

The properties, located on Centre Street at the intersection of Allandale Road, contain approximately 29 acres. The petitioner proposes to erect a seven story 335 bed hospital, a three story 600 car garage at the intersection of Centre Street

and Allandale Road; also, seven $2\frac{1}{2}$ story dwellings containing 88 units on Allandale Road. Upon completion, the existing hospital building would be demolished. The district planning staff and design staff have met with Hospital officials and architects. The staff recommends the following:

1. That the petition to erect seven $2\frac{1}{2}$ story dwellings containing 88 units on Allandale Road be denied. The development of these apartments should be guided by the Planned Development Area process of the zoning code. This process would insure that the property would be developed only for residential uses and in a manner which would respect and preserve the unique open space facilities of the site.

2. That the petition to erect a seven story 335 bed hospital be approved with the following provisos:

a. A minimum setback of 100 feet be provided from the existing curb line on Allandale Road.

b. The Hospital site should be suitably landscaped with earth berms, ground cover and two continuous rows of trees on the Allandale Road frontages; the rear strand of trees should be high growth, the front of low growth. These trees should be carefully specified by the architect.

c. Future expansion of the new in-patient facility fronting and running parallel to Allandale Road should be limited to one story.

d. Provide a setback and dedication of a fifteen foot strip on the northerly side of Allandale Road to allow for a future 60 foot right-of-way.

e. That there be no garage access from Whitcomb Avenue. Service or fire access from Whitcomb Avenue to other buildings is permissible.

f. That the access roads from Allandale Road to the garage be at least a minimum of 40 feet wide.

g. That the intersection of the access road with Allandale Road be as far easterly as possible away from the horizontal curvature of Allandale Road westerly of this intersection.

h. That the existing hospital access drives from Malcolm and Centre Streets be closed when the new hospital is completed. A fifteen foot service road should be provided from Centre Street for the nursing school.

i. That all median strip openings on Centre Street between Whitcomb Avenue and Allandale Road be closed.

j. That all future permanent hospital parking be confined to the parking structure.

VOTED: That in connection with Petition No. Z-1844-Z-1851, brought by Faulkner Hospital, 1153 Centre Street and 30-62 Allandale Road, Jamaica Plain, for nine Forbidden Use Permits and variances of excessive floor area ratio, building height and insufficient lot area for additional unit to erect a seven story 335 bed hospital and seven $2\frac{1}{2}$ story dwellings containing 88 units in a Single Family (S-.3) district, the Boston Redevelopment Authority recommends

1. That the petition to erect seven $2\frac{1}{2}$ story dwellings containing 88 units on Allandale Road be denied. The development of these apartments should be guided by the Planned Development Area process of the zoning code. This process would insure that the property would be developed only for residential uses and in a manner which would respect and preserve the unique open space facilities of the site.

2. That the petition to erect a seven story 335 bed hospital be approved with the following provisos:

a. A minimum building setback of 100 feet be provided from the existing curb line on Allandale Road.

b. The hospital site should be suitably landscaped with earth berms, ground cover and two continuous rows of trees on Allandale Road frontages; the rear strand of trees should be high growth, the front of low growth. These trees should be carefully specified by the architect.

c. Future expansion of the new in-patient facility fronting and running parallel to Allandale Road should be limited to one story.

d. Provide a setback and dedication of a fifteen foot strip on the northerly side of Allandale Road to allow for a future 60 foot right-of-way.

e. That there be no garage access from Whitcomb Avenue. Service or fire access from Whitcomb Avenue to other buildings is permissible.

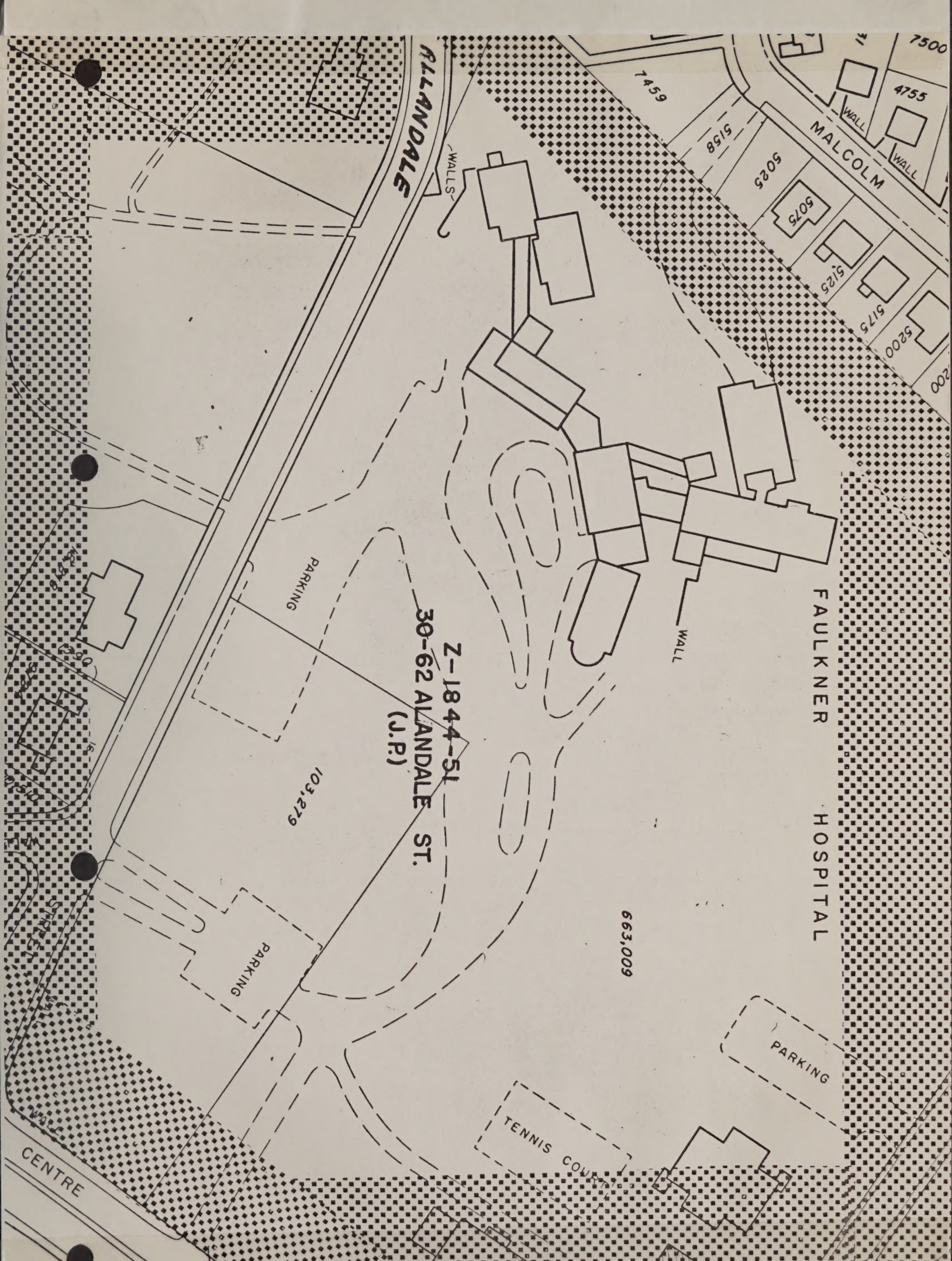
f. That the access roads from Allandale Road to the garage be at least a minimum of 40 feet wide.

g. That the intersection of the access road with Allandale Road be as far easterly as possible away from the horizontal curvature of Allandale Road westerly of this intersection.

h. That the existing hospital access drives from Malcolm and Centre Streets be closed when the new hospital is completed. A fifteen foot service road should be provided from Centre Street for the nursing school.

i. That all median strip openings on Centre Street between Whitcomb Avenue and Allandale Road be closed.

j. That all future permanent hospital parking be confined to the parking structure.



ALLANDALE

WALLS

7459

5158

5025

5075

5125

5175

5200

200

MALCOLM

WALL

WALL

4755

7500

FAULKNER

HOSPITAL

WALL

Z-1844-51
30-62 ALLANDALE ST.
(J.P.)

PARKING

103,279

663,009

PARKING

PARKING

TENNIS COURT

CENTRE

Re: Petition Nos. Z-1853-Z-1854
 Maurice Epstein
 718-724 Beacon Street; 590-598 Commonwealth
 Ave., 20-24 Blandford St., Boston

Petitioner seeks eight variances to erect an 18 story 300-unit hotel addition and for a change of occupancy from art school, printing plant, coffee shop, store, cinemas, garage and office to hotel, cinemas, garage, restaurant, coffee shop, lounge and stores in a General Business (B-4) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
<u>718-720 Beacon Street & 590-592 Commonwealth Ave.</u>			
Sect. 18-1	Front yard is insufficient	15 ft.	0
Sect. 19-1	Side yard is insufficient	10 ft.	0
Sect. 21-1	Setback of parapet is insufficient	21 ft.	0
Sect. 24-1	Off-street loading is insufficient	3 bays	1 bay
<u>722-724 Beacon St., 594-598 Commonwealth Ave. & 20-24 Blandford Street</u>			
Sect. 18-1	Front yard is insufficient (Com. Ave.)	15 ft.	0
Sect. 18-3	Front yard is insufficient (Blandford St.)	15 ft.	0
Sect. 21-1	Setback of parapet is insufficient	21 ft.	0
Sect. 24-1	Off-street loading bays are insufficient	3 bays	1 bay

The property, located on Beacon Street and Commonwealth Avenue at the intersection of Blandford Street, contains two three-story structures and a parking lot. The two existing three story structures would accommodate commercial facilities and approximately 330 off-street parking spaces. The staff has no objection to the proposed hotel-garage-commercial facility proposal but recommends that the petitioner provide at least two twelve foot wide loading bays and that curb cuts on Commonwealth Avenue be prohibited. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1853-Z-1854, brought by Maurice Epstein, 718-724 Beacon Street, 590-598 Commonwealth Avenue, 20-24 Blandford Street, Boston, for eight variances to erect an 18 story 300 unit hotel addition and for a change of occupancy from art school, printing plant, coffee shop, store, cinemas, garage and office to hotel, cinemas, garage, restaurant, coffee shop, lounge and stores in a General Business (B-4) district, the Boston Redevelopment Authority recommends approval provided that the petitioner supply at least two twelve foot wide loading bays and that curb cuts on Commonwealth Avenue be prohibited.

AVENUE

4160

416
2

Re: Petition No. Z-1855
Wong Soon Noodles, Inc.
373-375A Washington St., Dorchester

Petitioner seeks a change in a non-conforming use for a change of occupancy from three stores to manufacturing and processing of food in a General Business (B-1) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Washington Street at the intersection of Gaylord Street, contains a one story vacant brick building. The neighborhood is mixed residential-commercial. The building, formerly occupied by a hand laundry and a television outlet, abuts a three story residence. The proposed food manufacturing facility would be inappropriate and would have an injurious effect on surrounding properties. Recommend denial.

VOTED: That in connection with Petition No. Z-1855, brought by Wong Soon Noodle, Inc., 373-375A Washington Street, Dorchester, for a change in a non-conforming use for a change of occupancy from three stores to manufacturing and processing of food in a General Business (B-1) district, the Boston Redevelopment Authority recommends denial. The proposed food manufacturing facility would be inappropriate in this residential-commercial neighborhood and would have an injurious effect on surrounding properties.



Z-1855
373 WASHINGTON ST.
(DOR.)

Re: Petition No. Z-1874
Hadaya Realty Trust
167 West Fifth Street, South Boston

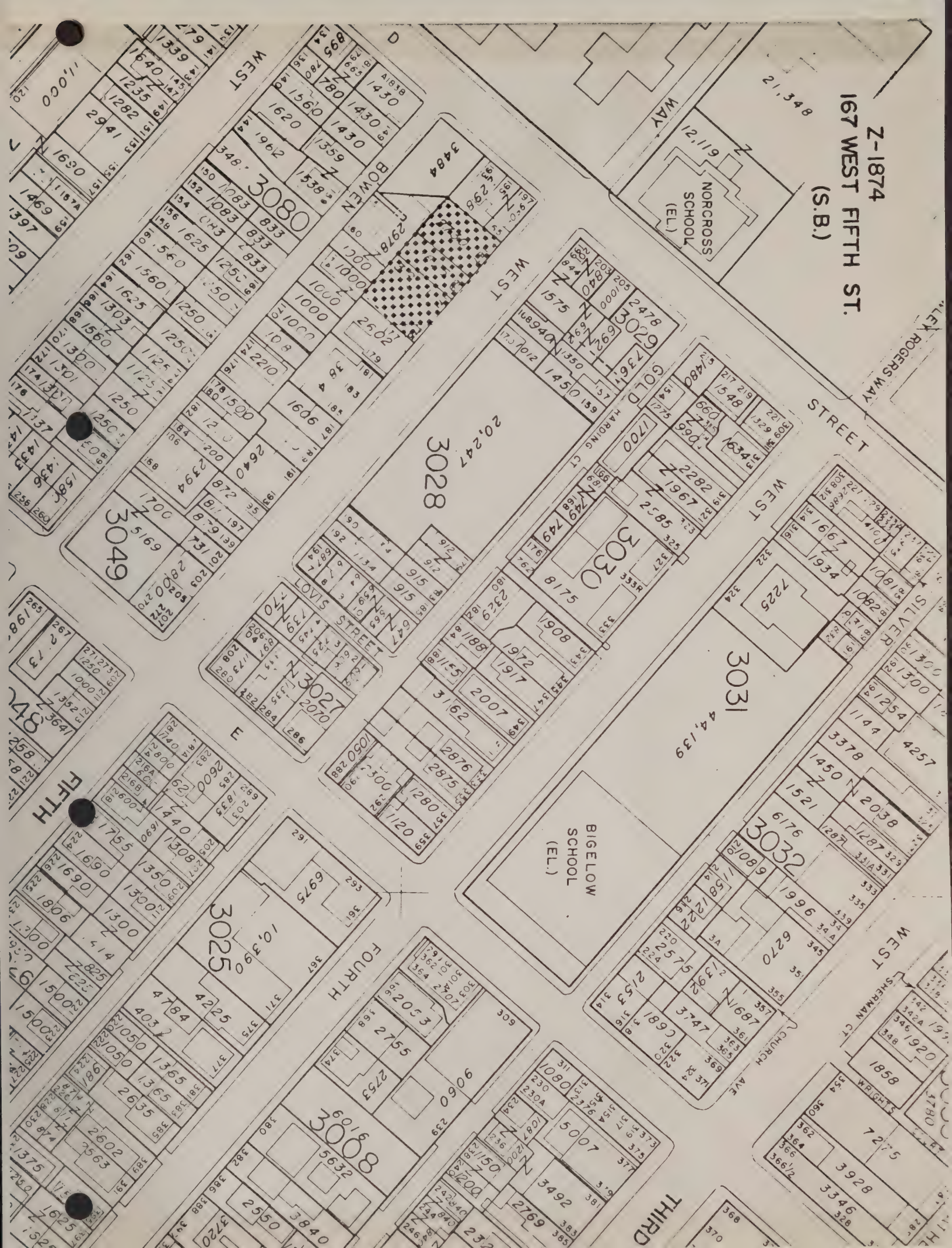
Petitioner seeks a change in a non-conforming use and two variances for a change of occupancy from a painter's storehouse and office to the manufacturing and storage of aluminum products and to erect a one story addition to the existing structure in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-2	A change in a non-conforming use requires a Board of Appeal hearing		
Sect. 18-1	Front yard is insufficient	25 ft.	10 ft.
Sect. 20-1	Rear yard is insufficient	20 ft.	0

The property, located on West Fifth Street near the intersection of D Street, contains a one story brick structure. The aluminum manufacturing and storage use appears to be existing. The proposed one story addition would be undesirable and would represent an industrial encroachment on a residential neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1874, brought by Hadaya Realty Trust, 167 West Fifth Street, South Boston, for a change in a non-conforming use and variances of insufficient front and rear yards for a change of occupancy from a painter's storehouse and office to the manufacturing and storage of aluminum products and to erect a one story addition to the existing structure in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed one story addition would be undesirable and would represent an industrial encroachment on a residential neighborhood.

Z-1874
167 WEST FIFTH ST.
(S.B.)



WEST
BOWEN
GOLD
HARDING
SILVER
SHERMAN
CHURCH

NORCROSS SCHOOL (EL.)
BIGELOW SCHOOL (EL.)
SHERMAN SCHOOL

3080
3028
3030
3031
3032
3025
3008
3049
3027
3020
3021
3022
3023
3024
3025
3026
3027
3028
3029
3030
3031
3032
3033
3034
3035
3036
3037
3038
3039
3040
3041
3042
3043
3044
3045
3046
3047
3048
3049
3050
3051
3052
3053
3054
3055
3056
3057
3058
3059
3060
3061
3062
3063
3064
3065
3066
3067
3068
3069
3070
3071
3072
3073
3074
3075
3076
3077
3078
3079
3080
3081
3082
3083
3084
3085
3086
3087
3088
3089
3090
3091
3092
3093
3094
3095
3096
3097
3098
3099
3100

Re: Petition No. Z-1875
Francis Chase
106-108 Bunker Hill St., Charlestown

Petitioner seeks a change in a non-conforming use for a change of occupancy from two stores to a laundromat and post office sub-station in an Apartment (H-1) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Bunker Hill Street at the intersection of Ferrin Street, contains a one story brick structure. The petitioner states the laundromat has existed for several years. The proposed post office substation facility would provide an essential community service and would not generate any additional congestion in the area. Recommend approval.

VOTED: That in connection with Petition No. Z-1875, brought by Francis Chase, 106-108 Bunker Hill Street, in the Charlestown Urban Renewal Area, for a change in a non-conforming use for a change of occupancy from two stores to a laundromat and post office substation in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed post office substation facility would provide an essential community service and would not generate any additional congestion in the area.

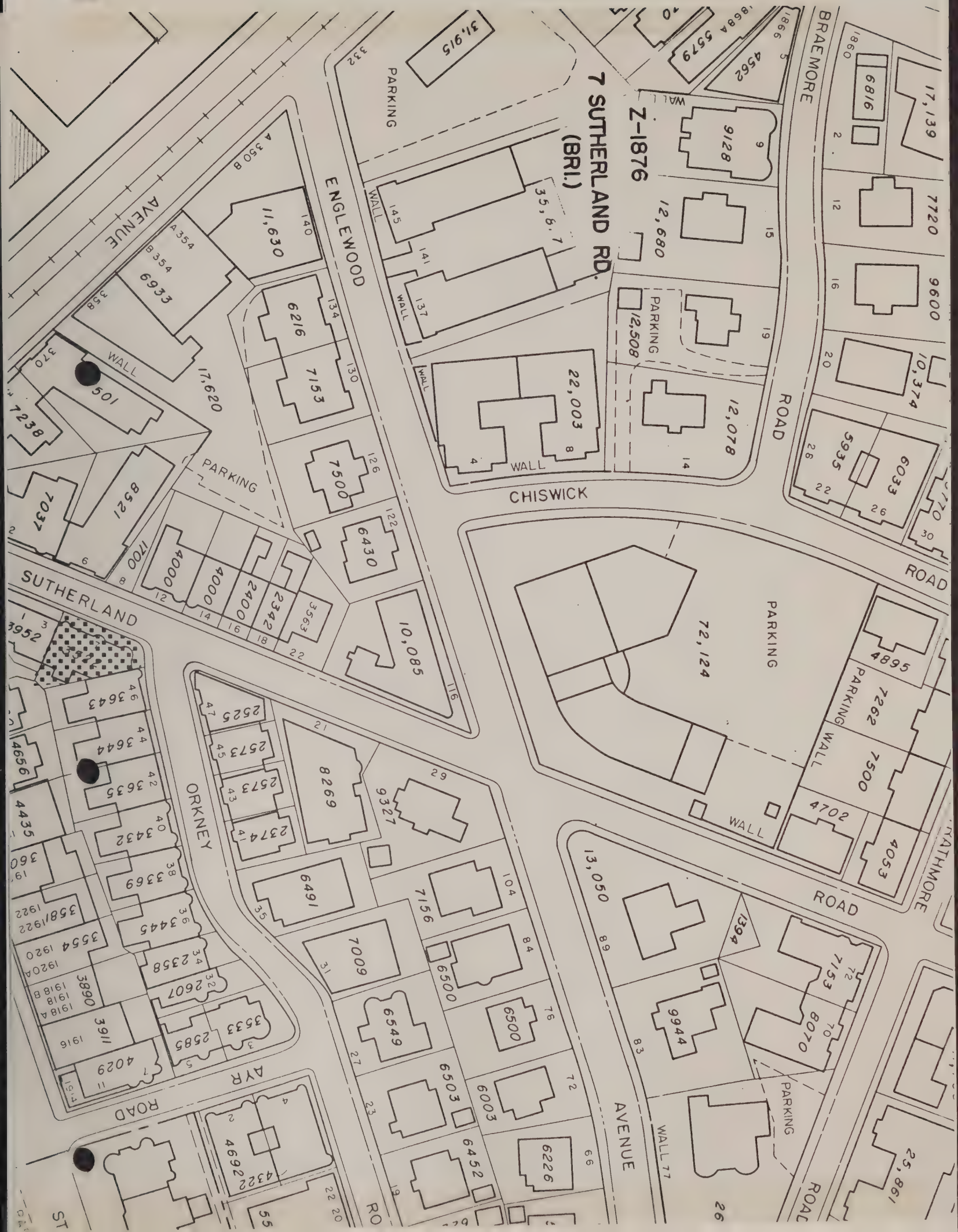
Re: Petition No. Z-1876
Circle Trust
7 Sutherland Road, Brighton

Petitioner seeks a change in a non conforming use for a change of occupancy from seven apartments and office to six apartments and laundromat in an Apartment (H-1) and a Local Business (L-1) District. The proposal would violate the code as follows:

Sect. 9-2. A change in a non conforming use requires a Board of Appeal hearing.

The property, located on Sutherland Road at the intersection of Orkney Road, contains a three story and basement apartment structure. The proposed laundromat would replace a real estate office and would provide a beneficial service for tenants and neighbors. The staff recommends that any sign comply with the requirements of Section 11-1 of the code. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1876, brought by Circle Trust, 7 Sutherland Road, Brighton, for a change in a non conforming use for a change of occupancy from seven apartments and office to six apartments and laundromat in an Apartment (H-1) and a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval provided that any sign comply with the requirements of Section 11-1 of the code. The proposed facility would provide a beneficial service to the community.



Re: Petition No. Z-1877
Irving Cohen
61-63 Rutherford Ave., Charlestown

Petitioner seeks an extension of a non-conforming use and three variances to erect a two story addition to a canvas manufacturing structure in an apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-1	The extension of a non-conforming use requires a Board of Appeal hearing		
Sect. 14-2	Lot area for additional unit is not provided	1000 sf/du	0
Sect. 15-1	Floor area ratio is excessive	1.0	1.8
Sect. 18-4	Front yard is insufficient	25 ft.	3 ft.

The property, located on Rutherford Avenue at the intersection of Washington Street, contains a two story brick structure utilized for the manufacturing of awnings and canvas products. Two residences abut the property. Extensive residential rehabilitation is currently underway in the area and new elderly and sales housing are planned for the future. The proposed extension of this manufacturing facility would be inconsistent with the residential programs of the Charlestown Urban Renewal Plan for the area. Recommend denial.

VOTED: That in connection with Petition No. Z-1877, brought by Irving Cohen, 61-63 Rutherford Avenue in the Charlestown Urban Renewal Area for an extension of a non-conforming use and variances of excessive floor area ratio, insufficient lot area for additional unit and front yard to erect a two story addition to a canvas manufacturing structure in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Extensive residential rehabilitation is currently underway in the area and new elderly and sales housing are planned for the future. The proposed extension of the manufacturing facility would be inconsistent with the residential programs of the Charlestown Urban Renewal Plan for the area.



Z-1877
61-63 RUTHERFORD AVE.
(CHASN.)

CITY
8739
SQUARE
2653

MUNICIPAL
COURT
POLICE STA
8246

HARVARD SQ
1750
1650
1500
1540
1450
1552
1590
1450
1595

WASHINGTON STREET
2112
1275
1142
1143
1090
880
950
1000
1942
2611
6131
3356
1356
1264
1288
1249
1518
151 V-3
29.52 4725
4325
3484
6196

HARVARD EL. SCHOOL
16,306
2579
1546
1341
1052
2784
2300
675
1376
1085
1170
1245
1327
1418
1335
1179
1289
1160
3013
1613
936

HARVARD MALL
2610
9325
3257
2608
5441
2500
1185
1321
600
5298
2577
5558
2000
976
3317
4200
2300
1566
6889
2575
4479
1650
1700
1405
1224
1080
1171
1112
912
4243
1040
1099
1390
1503
1560
1000
1040
859
814
956
1423
1000
1000
2576
4886
1660
2675
2835
1472
1800
825
1440
2847
1000
1304
2940
2547
119
117
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

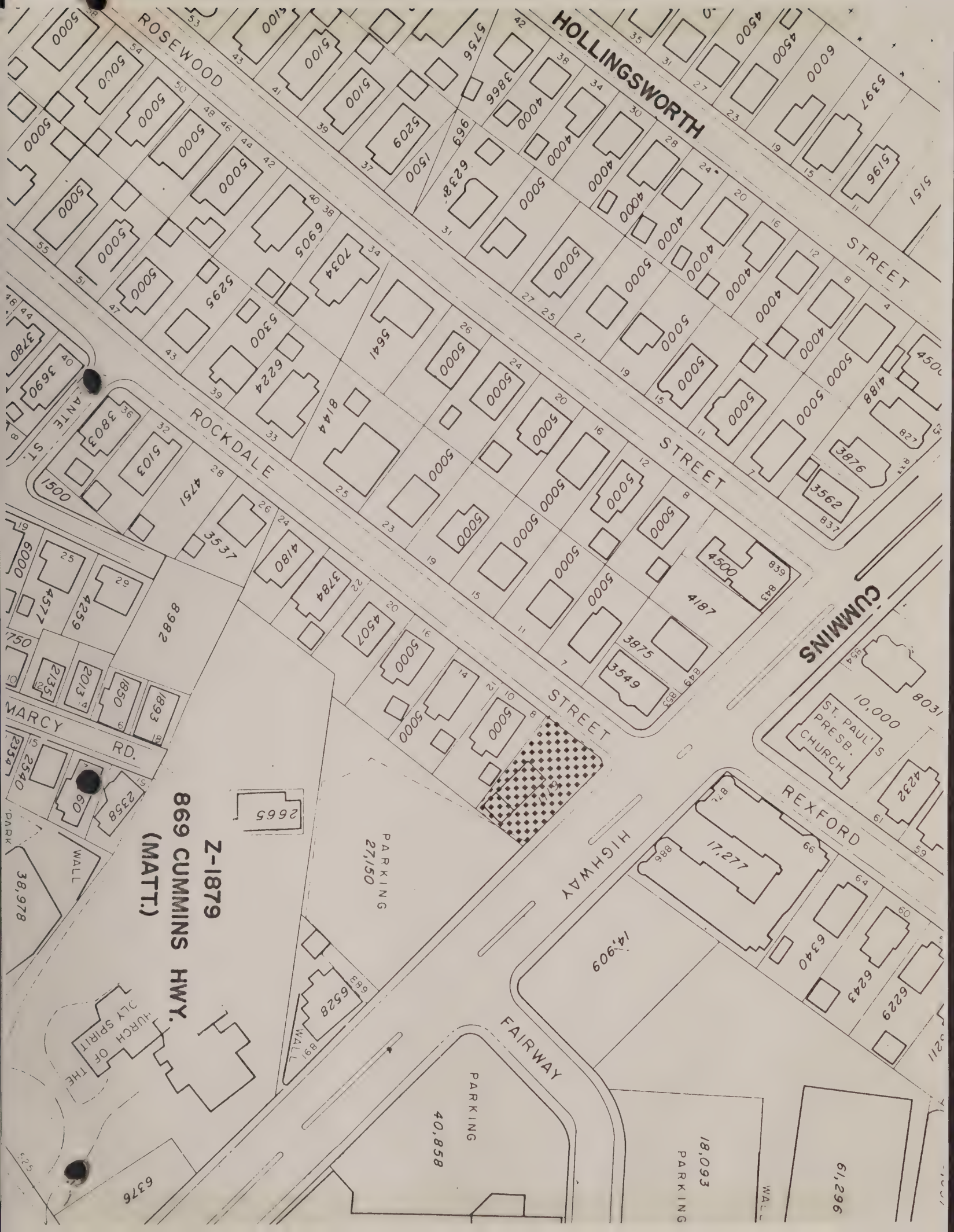
Re: Petition No. Z-1879
Reynolds Industries
869 Cummins Highway, Mattapan

Petitioner seeks a Conditional Use Permit and three variances to erect a one story gas service station in a Local Business (L-.5) District. The proposal would violate the code as follows:

	<u>Reqd.</u>	<u>Prop.</u>
Sect. 8- 7. A gas station is a conditional use in an L-.5 District.		
Sect. 18- 1. Front yard is insufficient.	15 ft.	0
Sect. 18- 3. Corner traffic visibility is insufficient.		
Sect. 20- 1. Rear yard is insufficient.	20 ft.	7 ft.

The property, located on Cummins Highway at the intersection of Rockdale Street, contains 6100 square feet of vacant land. The property had been occupied by a gas service station for many years. The staff recommends that the proposed facility comply with the following provisos: that no curb cuts be allowed on Rockdale Street; that the property be suitably landscaped; that the rear of the proposed structure be kept clean and free from litter; that the adjacent residential properties on Rockdale Street be screened by a wall or metal fence along the entire length of the rear lot line. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1879, brought by Reynolds Industries, 869 Cummins Highway, Mattapan, for a Conditional Use Permit and variances of insufficient front yard, rear yard, and corner traffic visibility to erect a one story gas service station in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: that no curb cuts be allowed on Rockdale Street; that the property be suitably landscaped; that the rear of the proposed structure be kept clean and free from litter; that the adjacent residential properties on Rockdale Street be screened by a wall or metal fence along the entire length of the rear lot line.



Re: Petition No. Z-1881
Park Street Church
1 Park Street, Boston

Petitioner seeks a variance to erect a six story office building in a General Business (B-8) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 20-1 Rear yard is not provided	12ft.	0

The property, located on Park Street opposite the Boston Common, contains a two story concrete structure, which would be demolished. The proposed ministries building would house the office and church related activities of the Park Street Church. The rear portion of the proposed building would front directly on the Granary Burial Ground similar to the existing buildings. There would be no conflict with the existing architectural continuity of buildings along Park Street. Recommend approval.

VOTED: That in connection with Petition No. Z-1881, brought by Park Street Church, 1 Park Street, Boston, for a variance of rear yard not provided to erect a six story office building in a General Business (B-8) district, the Boston Redevelopment Authority recommends approval. The rear portion of the proposed building would front directly on the Granary Burial Ground. There would be no conflict with the existing architectural continuity of buildings along Park Street.



BEACON

LIBERTY

PARK

MALL

MONUMENT

TREMONT

MALL

PARK STREET
M.B.T.A.
STA.

STREET

PARK ST. PL.

CATHOLIC
INFORMATION
CENTER
6756

87,900.

GRANARY
BURIAL
GROUND
(CEM)

PARK
STREET
CHURCH

ATHENAEUM
LIBRARY

BOSTON
10 1/2 10' 208

TREMONT PLACE

25,406

STREET

SCHOOL

KINGS CHAPEL
(UNITARIAN)
9000

WINTER

HAMILTON

BROMFIELD

BOSWORTH

CHAPMAN

PROVINCE

LOEW'S
ORPHEUM
THEATRE

1 PARK ST.
(B.P.)
Z-1881

MUSIC HALL PL.

3970

3290

3970

3970

Re: Petitions Nos. Z-1883-1884
 Bertha Garmon
 11 & 15 Leston Street, Dorchester

Petitioner seeks eleven variances to subdivide land in a Residential (R-.8) district. The proposal would violate the code as follows:

<u>11 Leston Street</u>		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-1	Lot area is insufficient	5000 sf	3434 sf
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1500 sf/du	0
Sect. 14-3	Lot width is insufficient	50 ft.	45 ft.
Sect. 19-1	Side yard is insufficient	10 ft.	0
<u>15 Leston Street</u>			
Sect. 14-1	Lot area is insufficient	5000 sf	2507 sf
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1500 sf/du	0
Sect. 14-3	Lot width is insufficient	50 ft.	17 ft.
Sect. 14-4	Street frontage is insufficient	50 ft.	17 ft.
Sect. 15-1	Floor area ratio is excessive	.8	1.4
Sect. 17-1	Usable open space is insufficient	800 sf/du	370 sf/du
Sect. 19-1	Side yard is insufficient	10 ft.	0

The property, located on Leston Street at the intersection of Landor Street, contains a three story six-unit frame structure. The proposed subdivision would be unreasonable, would create two substandard lots, multiple violations and would be inconsistent with adjacent residential properties. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-1883-Z-1884, brought by Bertha Garmon, 11-15 Leston Street, Dorchester, for variances of insufficient lot area for additional dwelling unit, lot width, street frontage, open space, side yards and excessive floor area ratio to subdivide land in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed subdivision would be unreasonable, would create two substandard lots, multiple violations, and would be inconsistent with adjacent residential properties.

Re: Petition No. Z-1885
Broadway Motor Supply
118-122 West Broadway, South Boston

Petitioner seeks an extension of a non-conforming use and six variances to erect a one story addition to a garage, auto parts and apartment structure in a General Business (B-1) and Light Manufacturing (M-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-2 The extension of a non-conforming use requires a Board of Appeal hearing		
Sect. 14-1 Lot area is insufficient	5000 sf	4375 sf
Sect. 14-2 Lot area for additional units is insufficient	1000 sf	0
Sect. 15-1 Floor area ratio is excessive	1.	2.
Sect. 17-1 Usable open space is insufficient	400 sf/du	0
Sect. 20-1 Rear yard is insufficient	20 ft.	3 ft.
Sect. 23-1 Off-street parking is insufficient	3 spaces	0

The property, located on West Broadway, near the intersection of A Street, contains a four story commercial-residential structure. The proposed one story addition would be utilized for storage. The proposed lack of off-street parking and the existing inadequate loading facilities would generate further traffic congestion on this main artery. Recommend denial.

VOTED: That in connection with Petition No. Z-1885, brought by Broadway Motor Supply, 118-122 West Broadway, South Boston, for an extension of a non-conforming use and variances of insufficient lot area, lot area for additional unit, open space, rear yard, off-street parking and excessive floor area ratio to erect a one story addition to a garage, auto parts and apartment structure in a General Business (B-1) district, the Boston Redevelopment Authority recommends denial. The proposed lack of off-street parking and the existing inadequate loading facilities would generate further traffic congestion on this main artery.



18-122 WEST BROADWAY ST.

(S.B.)

Z-1885

312

12,014

3171

STREET

11,357

3170

THIRD

11,495

3169

29,274

3168

9790

1707

1606

1667

1825

1825

1825

WEST

3198

3199

3200

3201

3202

3203

3204

3205

3206

3207

3208

3209

3210

3211

3212

3213

3214

3215

3216

3217

3218

3219

3220

3221

3222

3223

3224

3225

3226

3227

3228

3229

3230

3231

3232

3233

3234

3235

3236

3237

3238

3239

3240

3241

3242

3243

3244

3245

3246

3247

3248

3249

3250

3251

3252

3253

3254

3255

3256

3257

3258

3259

3260

3261

3262

3263

3264

3265

3266

3267

3268

3269

3270

3271

3272

3273

3274

3275

3276

3277

3278

3279

3280

3281

3282

3283

3284

3285

3286

3287

3288

3289

3290

3291

3292

3293

3294

3295

3296

3297

3298

3299

3300

3301

3302

3303

3304

3305

3306

3307

3308

3309

3310

3311

3312

3313

3314

3315

3316

3317

3318

3319

3320

3321

3322

3323

3324

3325

3326

3327

3328

3329

3330

3331

3332

3333

3334

3335

3336

3337

3338

3339

3340

3341

3342

3343

3344

3345

3346

3347

3348

3349

3350

3351

3352

3353

3354

3355

3356

3357

3358

3359

3360

3361

3362

3363

3364

3365

3366

3367

3368

3369

3370

3371

3372

3373

3374

3375

3376

3377

3378

3379

3380

3381

3382

3383

3384

3385

3386

3387

3388

3389

3390

3391

3392

3393

3394

3395

3396

3397

3398

3399

3400

3401

3402

3403

3404

3405

3406

3407

3408

3409

3410

3411

3412

3413

3414

3415

3416

3417

3418

3419

3420

3421

3422

3423

3424

3425

3426

3427

3428

3429

3430

3431

3432

3433

3434

3435

3436

3437

3438

3439

3440

3441

3442

3443

3444

3445

3446

3447

3448

3449

3450

3451

3452

3453

3454

3455

3456

3457

3458

3459

3460

3461

3462

3463

3464

3465

3466

3467

3468

3469

3470

3471

3472

3473

3474

3475

3476

3477

3478

3479

3480

3481

3482

3483

3484

3485

3486

3487

3488

3489

3490

3491

3492

3493

3494

3495

3496

3497

3498

3499

3500

3501

3502

3503

Re: Petition No. Z-1886
Barry Hoffman
150 St. Botolph Street, Boston

Petitioner seeks a Forbidden Use Permit for a change of occupancy from 35 apartments to 35 apartments and laundromat in an Apartment (H-2) district. The proposal would violate the code as follows:

Sect. 8-7 A laundromat is Forbidden in an H-2 district
The property, located on St. Botolph Street at the intersection of Blackwood Street, contains a five story and basement apartment structure. The proposed laundromat facility would be operated in the basement. The staff has no objection provided that any sign comply with the provisions of Section 11-1 of the code. (Signs in residential districts.) Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1886, brought by Barry Hoffman, 150 St. Botolph Street, Boston, for a Forbidden Use Permit for a change of occupancy from 35 apartments to 35 apartments and a laundromat in an Apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that any sign comply with the provisions of Section 11-1 of the code.

83,275
FALMOUTH SCIENCE
CHRISTIAN PARK

AVENUE

INN

MOTOR

60,773

1496

CUMBERLAND STREET

CHARLES PERKINS
E.L. SCROLL
16,050

BLACKWOOD STREET

STREET

STREET

STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

CLAREMONT STREET

AUTOMOBILE UNDERPASS

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

MASSACHUSETTS

ST. BOTOLPH

86,521
BOSTON ARENA

Z-1886
152 ST. BOTOLPH ST.
(B.P.)

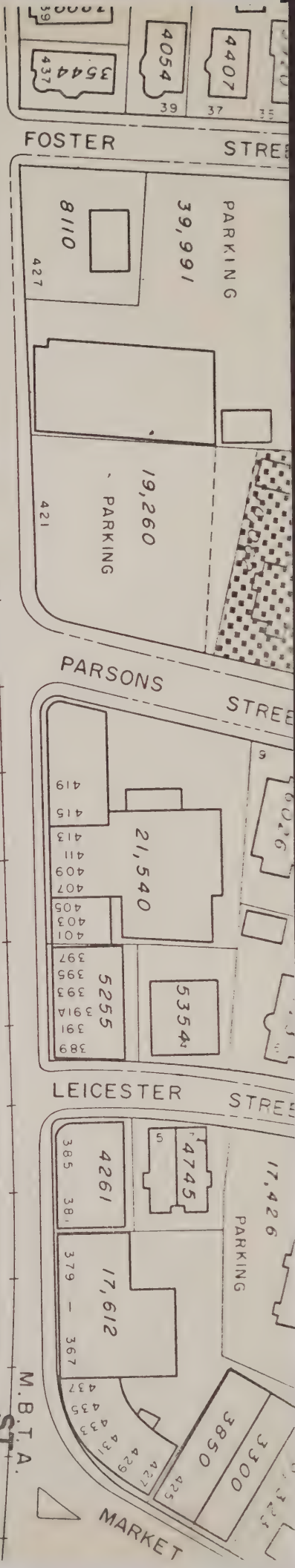
Re: Petition No. Z-1887
Brighton Five Cents Savings Bank
8 Parsons Street, Brighton

Petitioner seeks a Forbidden Use Permit and three variances for an ancillary parking lot in a Residential (R-.5) and a Local Business (L-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	An ancillary parking lot is Forbidden in an R-.5 district		
Sect. 18-1	Front yard is insufficient	25 ft.	4 ft.
Sect. 19-1	Side yard is insufficient	10 ft.	0
Sect. 20-1	Rear yard is insufficient	40 ft.	0

The property, located on Parsons Street near the intersection of Washington Street, contains approximately 10,000 square feet of vacant land. The proposed parking lot would replace a dwelling which apparently was recently demolished. The proposal would be undesirable and incompatible with the abutting residential properties. The parking facility would further represent another encroachment on a residential neighborhood.

VOTED: That in connection with Petition No. Z-1887, brought by Brighton Five Cents Savings Bank, 8 Parsons Street, Brighton, for a Forbidden Use Permit and variances of insufficient front, side and rear yards for an ancillary parking lot in a Residential (R-.5) and a Local Business (L-.5) district, the Boston Redevelopment Authority recommends denial. The proposal is undesirable and incompatible with the abutting residential properties. The proposed parking facility would further represent another encroachment on a residential neighborhood.



Re: Petition No. Z-1889
Everett Realty Trust
52 Everett Street, Allston

Petitioner seeks two variances to erect a three story addition to an existing three story structure and for a change of occupancy from a chewing gum factory to a warehouse and computer service in an industrial (I-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive	2.0	2.5
Section 20-1. Rear yard is insufficient	12 ft.	5 ft.

The property, located on Everett Street near the intersection of Harvesten Street, contains a three story frame structure. The petitioner proposes to erect the proposed addition along the entire length of the left side of the existing structure. Residents of the surrounding neighborhood will be employed by the proposed facility. Adequate parking would be provided. The violations are minimal. Recommend approval.

VOTED: That in connection with Petition No. Z-1889, brought by Everett Realty Trust, 52 Everett Street, Allston, for variances of excessive floor area ratio and insufficient rear yard to erect a three story addition to an existing three story structure and for a change of occupancy from a chewing gum factory to a warehouse and computer service in an Industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Adequate parking will be provided. The violations are minimal. The proposal would improve the property and enhance the surrounding area.

Re: Petition No. Z-1892
Fitz Hugh Realty Trust
358-362 Market Street, Brighton

Petitioner seeks a forbidden use permit and four variances for a change of occupancy from 18 to 22 apartments in a Local Business (L-.5) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 14-1	Lot area is insufficient	2 acres	10,101 s.f.
Section 15-1	Floor area is excessive	0.5	1.8
Section 17-1	Open space is insufficient	1000 sf/du	0
Section 23-1	Off street parking is insufficient	4 spaces	0

The property, located on Market Street near the intersection of Henshaw Street contains a three story brick structure. The petitioner presently provides only ten parking spaces for 18 apartment units. The proposed expansion would be inappropriate, would increase the off street parking deficiency and would aggravate existing traffic conditions on Market Street. Recommend denial.

VOTED: That in connection with Petition No. Z-1892, brought by Fitz Hugh Realty Trust, 358-362 Market Street, Brighton, for a forbidden use permit and variances of insufficient lot area, open space, off street parking and excessive floor area ratio, for a change of occupancy from 18 apartments to 22 apartments in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends denial. The proposed expansion would be inappropriate, would increase the off street parking deficiency and would aggravate the existing traffic conditions on Market Street.

358-362 MARKET ST.

(RR-1.)



Re: Petition No. Z-1893
Francis Murphy
15 Greylock Road, Brighton

Petitioner seeks four variances to erect a two story and basement 11 unit apartment structure in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 10-1	Parking not allowed in front yard nor within five feet of side lot line		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1000 sf/du	650 sf/d
Sect. 15-1	Floor area ratio is excessive	1.0	1.2
Sect. 17-1	Usable open space is insufficient	400 sf/du	345 sf/d

The property, located on Greylock Road near the intersection of Glenville Avenue, contains a $2\frac{1}{2}$ story fire damaged, boarded up frame structure on 11,500 square feet of land. The proposed 11 unit density would be incongruous and would have a detrimental impact on this one and two family neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1893, brought by Francis Murphy, 15 Greylock Road, Brighton, for variances of parking not allowed in front yard nor within five feet of side lot line, excessive floor area ratio, insufficient lot area for additional dwelling unit and open spaces to erect a two story and basement 11 unit apartment structure in an Apartment (H-1) district, the Boston Redevelopment Authority denial. The proposed 11 unit density would be incongruous and would have a detrimental impact on this one and two family neighborhood.

STANLEY A. RINGER
PLAYGROUND

530,874

ALLSTON
SQUARE

WEBLEY STREET

GRIGGS
PLACE

Z-1893
15 GREYLOCK RD.
(ALLSTON)



May 28, 1970

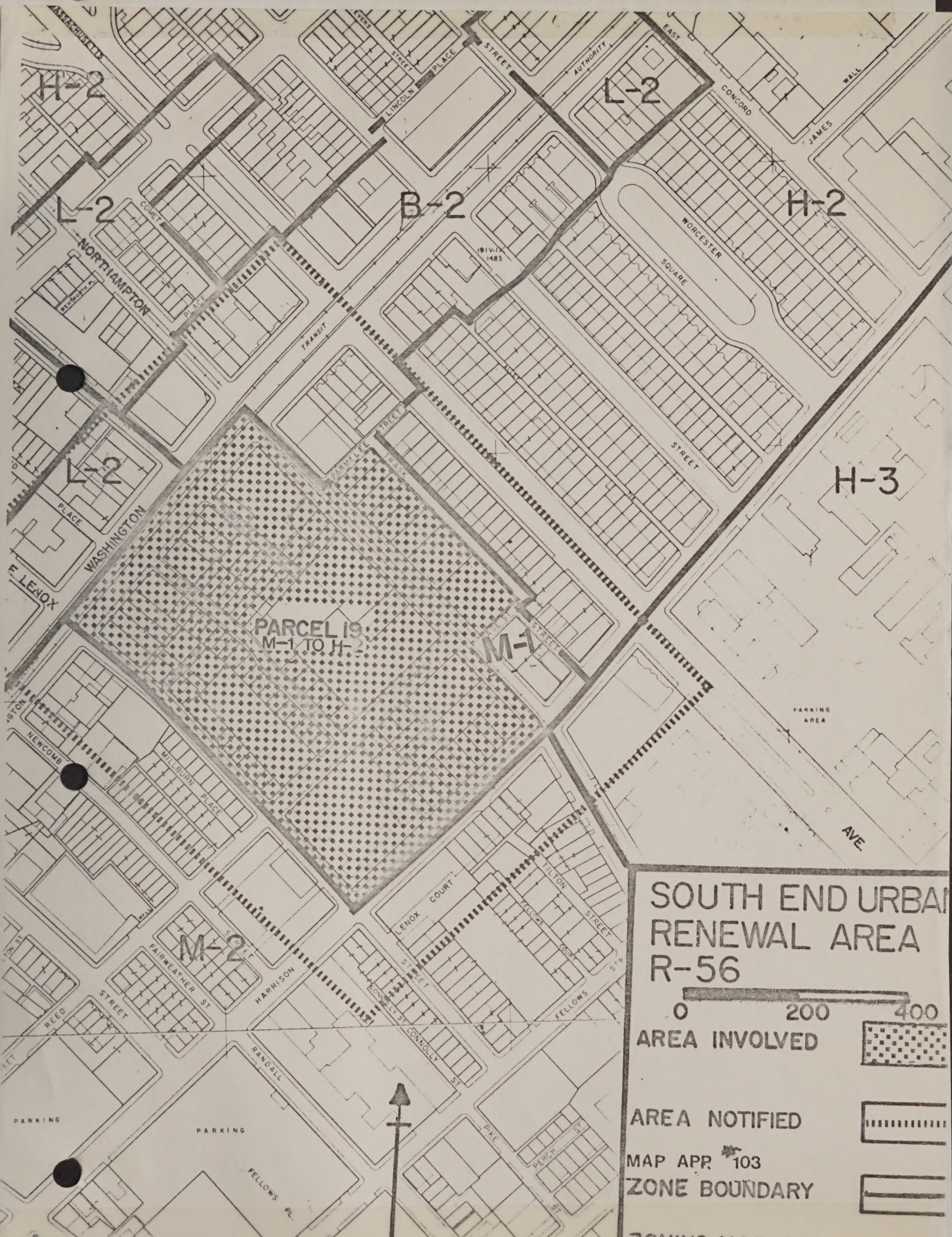
TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Authorization to Petition the Zoning Commission
for a Map Amendment for Zoning Parcel No. 19 -
South End Urban Renewal Area

The South End Urban Renewal Plan contains recommendations for a number of changes in zoning designations which are necessary to implement the plan. Zoning Parcel No. 19 is bounded on the east by Harrison Avenue, on the south by East Lenox Street, on the west by Washington Street and on the north by Northampton Street, from Washington Street to Parmalee Street, on the west by Parmalee Street to Trask Street, on the north by Trask Street to Gage Street, on the east by Gage Street to Northampton Street, and on the north by Northampton Street to Harrison Street, and contains approximately 495,000 square feet. The plan recommends changing this parcel from an M-1 (restricted manufacturing, with a floor area ratio of 1) to an H-2 (apartment, with a floor area ratio of 2) district. It is requested that the Director be authorized to petition the Zoning Commission for a map amendment to accomplish this change.

VOTED: That the Director of the Boston Redevelopment Authority is hereby authorized to petition the Zoning Commission for an amendment to the Zoning Maps of the City of Boston, to change an area in the South End Urban Renewal Area designated as Zoning Parcel No. 19 from an M-1 (restricted manufacturing) to an H-2 (apartment) district, in accordance with the South End Urban Renewal Area Plan.



**SOUTH END URBAN
RENEWAL AREA
R-56**

